



**AGENDA
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039
October 28, 2026
7:00 P.M. Open Session**

In person and remote attendance is available for District Board Meetings. If you wish to attend remotely, please use the information below for remote access via Zoom.

Join Zoom Meeting

<https://us06web.zoom.us/j/84805795886?pwd=D6uSbX6bDFDeXsoyx0LhI77rRJTEt2.1>

Meeting ID: 848 0579 5886

Passcode: 102288

One tap mobile

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+16699006833,,84805795886#,,, *102288# US (San Jose)

A. CLOSED SESSION

A Closed Session will be held immediately prior to the public open meeting, and will begin at **6:00 p.m.** to consider the following items. The public open meeting will begin at **7:00 p.m., or as soon thereafter as the Closed Session is concluded**, and any action taken during the Closed Session will be reported out at that time.

1. Confer with real property negotiators regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park- licenses and easements. Negotiating parties: General Manager and District Counsel.
3. Confer with legal counsel regarding pending litigation which has been initiated formally and to which the District is a party- Claim of Varier, pursuant to Government Code Section 54956.9 (a)(d)(1).

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

Roll Call

Russ Jeffries – President
Vince Ferrante- Vice President
James Goulart – Secretary
Liz Soto- Commissioner
Albert Lomeli – Commissioner

Tommy Razzeca – General Manager
Mike Rodriguez – District Counsel
Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

The President will use this opportunity to inform the public of issues affecting the District and other items of a general nature not otherwise provided for on this agenda.

D. PUBLIC COMMENTS

Members of the general public may address the Board of Harbor Commissioners regarding any item that is not on the Agenda. The President may limit the total amount of time of testimony on particular issues and for each individual speaker.

E. CONSENT CALENDAR

1. Approval of September 30, 2026 Meeting Minutes

F. FINANCIAL REPORT

2. Financial report month ending September 30, 2026

G. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

3. Projects Status/Update
4. Summary of Permits Issued
5. Meeting Announcements
6. Assigned Liveaboard Report
7. Slip Income Report
8. Incident Report

H. COMMITTEE REPORTS

9. Finance Committee – Ferrante/Goulart
10. Elkhorn Slough Advisory Committee – Lomeli
11. Special Districts – Jeffries/Ferrante
12. Liveaboard Committee – Soto/Lomeli
13. Harbor Improvement Committee – Soto/Lomeli
14. Real Property Committee I – Jeffries/Ferrante/Leonardini (Appointed Public Representative)
15. Real Property Committee II – Goulart/Soto
16. Personnel Committee – Jeffries/Goulart
17. Ad Hoc Budget Committee – Goulart/Soto
18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. NEW BUSINESS

19. ITEM – Consider Requested Waiver of Fees by Harbor Live Aboard Tenant Bruce Thomas
 - a. Staff report
 - b. Public comment
 - c. Board discussion

20. ITEM – Consider Nonbinding Letter of Intent with the Moss Landing Coastal Center Regarding a Potential Lease of the Districts North Harbor Building Located at 2460 Highway 1, Moss Landing CA 95039

- a. Staff report
- b. Public comment
- c. Board discussion

21. ITEM – CONSIDER RESOLUTION 26-05 CANCELING THE REGULARY SCHEDULED MEETING OF THE BOARD AND FIXING A COMBINED MEETING DATE

- a. Staff report
- b. Public comment
- c. Board discussion

J. COMMISSIONERS COMMENTS AND CONCERNS

Commissioners may address items of concern at this time, and may request that items be placed on future agendas in accordance with the By-laws of the Board.

K. ADJOURNMENT

The next Meeting of the Board of Harbor Commissioners is scheduled for November 25, 2026 at the Moss Landing Harbor District, 7881 Sandholdt Road, Moss Landing, CA. Individuals requiring special accommodations should contact Administrative Assistant, Shay Shaw at Shaw@mosslandingharbor.dst.ca.us or at 831.633.2461 no less than 72 hours prior to the meeting or if a Special Meeting, as soon as possible after the Agenda is posted. Copies of the agenda will be available 72 hours prior to Regular Meetings and 24 hours prior to Special Meetings and/or by contacting the District at 831.633.5417 or Razzeca@mosslandingharbor.dst.ca.us or on the District's website at www.mosslandingharbor.dst.ca.us. All meetings are noticed and conducted in accordance with the Ralph M. Brown Act



**MINUTES
REGULAR MEETING
OF THE BOARD OF HARBOR COMMISSIONERS
MOSS LANDING HARBOR DISTRICT
7881 Sandholdt Road, Moss Landing, CA 95039
September 30, 2026**

A. CLOSED SESSION

A closed session was held immediately prior to the public open meeting to consider the following:

1. Confer with real property negotiators regarding pending land use matters in reference to APN 133251009000 pursuant to Government Code Section 54956.8.
2. Confer with real property negotiators pursuant to Government Code §54956.8 regarding Moss Landing Commercial Park- licenses and easements. Negotiating parties: General Manager and District Counsel.
3. Confer with legal counsel regarding pending litigation which has been initiated formally and to which the District is a party- Claim of Varier, pursuant to Government Code Section 54956.9 (a)(d)(1).

B. OPEN SESSION CALL TO ORDER - PLEDGE OF ALLEGIANCE

President Jeffries called the meeting to order at 7:00 pm. After the Pledge of Allegiance, roll was called

Commissioners Present:

Russ Jeffries – President
Vince Ferrante- Vice President
James Goulart – Secretary
Liz Soto- Commissioner
Albert Lomeli – Commissioner

Staff Present:

Tommy Razzeca – General Manager
Mike Rodriquez – District Counsel
Shay Shaw – Administrative Assistant

C. PRESIDENT'S REMARKS

President Jeffries announced that the Board met in Closed Session and no decisions were made; direction was given to the General Manager and District Counsel.

D. PUBLIC COMMENTS

None

E. CONSENT CALENDAR

1. Approval of July 22, 2026 Regular Meeting Minutes. A motion was made by Commissioner Goulart, seconded by Commissioner Soto to approve the July 2026 Regular Meeting Minutes. The motion passed unanimously on a roll-call vote.

F. FINANCIAL REPORT

2. Financial report month ending August 31, 2026 GM Razzeca gave highlights of the financial report. A motion was made by Commissioner Soto seconded by Commissioner Lomeli to accept the Financial Report. The motion passed unanimously on a roll-call vote.

G. MANAGER'S REPORTS

The General Manager will make oral or written presentations on the below subjects. The Board may take such action as deemed necessary. The Manager may present additional reports; however, the Board may not take action on any such item not on this Agenda.

3. Projects Status/Update – written report, no questions
4. Summary of Permits Issued – written report, no questions
5. Meeting Announcements – written report, no questions
6. Assigned Liveaboard Report – written report, no questions
7. Slip Income Report – written report, no questions

8. Incident Report – Commissioner Goulart asked if the Harbor District is notified if first responders are present responding to service calls. GM Razzeca said the Fire department has access to the docks but that is something we can request going forward. Commissioner Ferrante added that we should make sure nothing is impeding the fire lanes so in the event there is a service need they will have clear access.

H. COMMITTEE REPORTS

- 9. Finance Committee – Ferrante/Goulart – Nothing to report
- 10. Elkhorn Slough Advisory Committee – Lomeli – Nothing to report
- 11. Special Districts – Jeffries/Ferrante – Nothing to report
- 12. Liveaboard Committee – Soto/Lomeli – Nothing to report
- 13. Harbor Improvement Committee – Soto/Lomeli – Nothing to report
- 14. Real Property Committee I – Jeffries/Ferrante/Leonardini (Appointed Public Representative) – Nothing to report
- 15. Real Property Committee II – Goulart/Soto – Nothing to report
- 16. Personnel Committee – Jeffries/Goulart – Nothing to report
- 17. Ad Hoc Budget Committee – Goulart/Soto – Nothing to report
- 18. Meetings attended by Commissioners at District expense since the last regular meeting of the Board (AB 1234 requirements). Such reports may be oral or written.

I. NEW BUSINESS

No New Business.

J. COMMISSIONERS COMMENTS AND CONCERNS

Due to the Thanksgiving and Christmas Holidays, the Board decided to cancel the November and December regular meetings of the Board and scheduled a combined November/December meeting to take place on December 9, 2026 beginning at 2:00P.M.

K. ADJOURNMENT

The meeting adjourned at 7:16pm

Respectfully submitted,

James Goulart, Secretary
Board of Harbor Commissioners

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioners

Moss Landing Harbor District

Balance Sheet

As of September 30, 2026

	Sep 30, 26	Sep 30, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1002 · Petty Cash	500	500		
1022 · WCCB Trust Account	473,000	4,390,200	-3,917,200	-89%
1001 · WCCB Operating Account	3,232,408	2,777,652	454,756	16%
1015 · WCCB MM Bank	1,930,654	1,921,025	9,629	1%
1020 · Columbia - Restricted	1,017,552	1,017,467	85	
1032 · WCCB Bank (CalMarine)	52,062	52,036	26	0%
Total Checking/Savings	6,706,176	10,158,880	-3,452,704	-34%
Accounts Receivable				
1250 · Lease Receivable	3,405,769	3,505,318	-99,549	-3%
1120 · Leases	105,376	108,722	-3,346	-3%
1200 · Marina Receivables	84,191	116,362	-32,171	-28%
1201 · Marina - Allow for Bad Debt	-38,000	-38,000		
Total Accounts Receivable	3,557,336	3,692,402	-135,066	-4%
Other Current Assets				
1221 · Other Current Asset	162,189		162,189	100%
1271 · Prepaid Expenses	277,568	87,714	189,854	216%
Total Other Current Assets	439,757	87,714	352,043	401%
Total Current Assets	10,703,269	13,938,996	-3,235,727	-23%
Fixed Assets				
1650 · Construction in Progress	8,904,917	8,703,795	201,122	2%
1670 · Equipment	502,940	493,911	9,029	2%
1700 · Improvements	26,300,814	25,350,822	949,992	4%
1800 · Less - Depreciation	-20,733,922	-19,902,215	-831,707	-4%
1900 · Land	1,642,860	1,642,860		
Total Fixed Assets	16,617,609	16,289,173	328,436	2%
Other Assets				
1320 · Workers Comp Deposit	200	200		
1530 · Principal Financial CS	28,886	7,389	21,497	291%
Total Other Assets	29,086	7,589	21,497	283%
TOTAL ASSETS	27,349,964	30,235,758	-2,885,794	-10%

Moss Landing Harbor District

Balance Sheet

As of September 30, 2026

	Sep 30, 26	Sep 30, 25	\$ Change	% Change
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2010 · Accounts Payable	7,731	113,421	-105,690	-93%
Total Accounts Payable	7,731	113,421	-105,690	-93%
Other Current Liabilities				
2013 · Accrued Expenses		183,053	-183,053	-100%
2020 · Accrued Salaries Payable	9,341	12,233	-2,892	-24%
2021 · Accrued Vacation	40,543	35,565	4,978	14%
2024 · Accrued Payroll Taxes	233	623	-390	-63%
2030 · Customer Deposits	359,332	363,884	-4,552	-1%
2051 · Note Interest Payable	6,182	5,575	607	11%
2080 · Prepaid Berth Fees	184,912	171,918	12,994	8%
2011 · Lusamerica Reimb. Acct.	15,000	15,000		
2087 · Lease Deposits	37,963	37,518	445	1%
Total Other Current Liabilities	653,506	825,369	-171,863	-21%
Total Current Liabilities	661,237	938,790	-277,553	-30%
Long Term Liabilities				
2500 · Storage Facility Loan	90,000	120,000	-30,000	-25%
2200 · Deferred RTU Lease Revenue	3,071,982	3,350,467	-278,485	-8%
2605 · Umpqua Loan	898,761	1,109,730	-210,969	-19%
Total Long Term Liabilities	4,060,743	4,580,197	-519,454	-11%
Total Liabilities	4,721,980	5,518,987	-797,007	-14%
Equity				
3020 · Retained Net Assets	6,456,231	6,456,231		
3050 · Prior Year Earnings	16,082,813	18,293,000	-2,210,187	-12%
Net Income	88,940	-32,460	121,400	374%
Total Equity	22,627,984	24,716,771	-2,088,787	-8%
TOTAL LIABILITIES & EQUITY	27,349,964	30,235,758	-2,885,794	-10%

Moss Landing Harbor District
Profit & Loss Budget vs. Actual
July through September 2026

	<u>Jul - Sep 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES	698,033	686,625	11,408	102%
4400 · LEASE AND OTHER INCOME	407,488	419,527	-12,039	97%
Total Income	1,105,521	1,106,152	-631	100%
Expense				
5200 · General & Administrative	50,652	68,154	-17,502	74%
5300 · Personnel	260,117	273,007	-12,890	95%
5400 · Insurance	73,186	77,625	-4,439	94%
5500 · Utilities	111,820	154,998	-43,178	72%
5600 · Operating Supplies	7,918	8,751	-833	90%
5700 · Depreciation	187,500	187,500		100%
5800 · Repairs & Maintenance	62,868	68,751	-5,883	91%
5900 · Financial Expenses	8,000	8,001	-1	100%
7000 · LEASE AND OTHER EXPENSES	204,134	207,904	-3,770	98%
Total Expense	966,195	1,054,691	-88,496	92%
Net Ordinary Income	139,326	51,461	87,865	271%
Other Expense				
9000 · CAPITAL PROJECT EXPENSES	50,385	400,000	-349,615	13%
Total Other Expense	50,385	400,000	-349,615	13%
Net Other Income	-50,385	-400,000	349,615	13%
Net Income	88,941	-348,539	437,480	-26%

Moss Landing Harbor District

Profit & Loss YTD Comparison

July through September 2026

	<u>Jul - Sep 26</u>	<u>Jul - Sep 25</u>	<u>\$ Change</u>	<u>% Change</u>
Ordinary Income/Expense				
Income				
4000 · MARINA REVENUES	698,033	687,002	11,031	2%
4400 · LEASE AND OTHER INCOME	407,488	422,312	-14,824	-4%
Total Income	1,105,521	1,109,314	-3,793	-0%
Expense				
5200 · General & Administrative	50,652	59,425	-8,773	-15%
5300 · Personnel	260,117	243,387	16,730	7%
5400 · Insurance	73,186	67,500	5,686	8%
5500 · Utilities	111,820	106,492	5,328	5%
5600 · Operating Supplies	7,918	8,659	-741	-9%
5700 · Depreciation	187,500	187,500		
5800 · Repairs & Maintenance	62,868	64,819	-1,951	-3%
5900 · Financial Expenses	8,000	8,000		
7000 · LEASE AND OTHER EXPENSES	204,134	203,317	817	0%
Total Expense	966,195	949,099	17,096	2%
Net Ordinary Income	139,326	160,215	-20,889	-13%
Other Income/Expense				
Other Expense				
9000 · CAPITAL PROJECT EXPENSES	50,385	192,676	-142,291	-74%
Total Other Expense	50,385	192,676	-142,291	-74%
Net Other Income	-50,385	-192,676	142,291	74%
Net Income	88,941	-32,461	121,402	374%

Moss Landing Harbor District
A/P Aging Summary
As of September 30, 2026

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
Allied Administrators for Delta Dental		-253.42				-253.42
Big Creek Lumber	175.16					175.16
CalPERS		-9,934.22				-9,934.22
Cintas	1,559.70					1,559.70
Employ America	1,206.70					1,206.70
Fidelity Investments	643.71					643.71
Haley & Aldrich, Inc.		1,432.60				1,432.60
Jarvis Fay, LLP	1,640.00					1,640.00
Mechanics Bank	706.20					706.20
Merrill Lynch	2,532.52					2,532.52
Monterey One Water	7,217.81					7,217.81
Monterey Sanitary Supply	1,029.21					1,029.21
National Security Guard	1,850.00					1,850.00
Pajaro Valley Lock Shop		94.87				94.87
Pajaro/Sunny Mesa C.S.D.	3,506.92					3,506.92
PG&E		-32,000.00				-32,000.00
Pitney Bowes Global Financial Svc LLC	205.17					205.17
Primo Brands	93.44					93.44
Randazzo Enterprises Inc.	18,020.00					18,020.00
Razzolink, Inc.		-136.85				-136.85
Robert Dupont	550.00					550.00
Ronald Reiland	575.00					575.00
The Landscape Company		-360.00				-360.00
TK Elevator		988.02				988.02
U.S. Bank	2,674.94					2,674.94
U.S. Bank - Office Equipment Finance Svc		-308.45				-308.45
United Site Services of Calif., Inc.	699.36					699.36
Valero Marketing and Supply Company		-750.00				-750.00
VALIC	3,014.25					3,014.25
Verizon Wireless	153.47					153.47
Vision Sevice Plan		-99.62				-99.62
Yan Liu	1,004.40					1,004.40
TOTAL	<u>49,057.96</u>	<u>-41,327.07</u>	<u> </u>	<u> </u>	<u> </u>	<u>7,730.89</u>

Moss Landing Harbor District

Warrant Listing

As of September 30, 2026

Type	Date	Num	Name	Amount
1001 - WCCB Operating Account				
Bill Pmt -Check	09/08/2026	22468	Allied Administrators for Delta Dental	-253.42
Bill Pmt -Check	09/08/2026	22469	Bayside Oil, Inc.	-185.50
Bill Pmt -Check	09/08/2026	22470	Big Creek Lumber	-1,226.11
Bill Pmt -Check	09/08/2026	22471	CalPERS	-9,934.22
Bill Pmt -Check	09/08/2026	22472	Carmel Marina Corporation	-1,482.58
Bill Pmt -Check	09/08/2026	22473	Castroville "ACE" Hardware	-351.90
Bill Pmt -Check	09/08/2026	22474	Central Coast Systems, Inc.	-564.35
Bill Pmt -Check	09/08/2026	22475	Cintas	-1,020.76
Bill Pmt -Check	09/08/2026	22476	Department of Toxic Substances Control	-250.00
Bill Pmt -Check	09/08/2026	22477	Ferrante, Vincent	-1,172.96
Bill Pmt -Check	09/08/2026	22478	Fidelity Investments	-630.66
Bill Pmt -Check	09/08/2026	22479	Green Valley Supply	-361.80
Bill Pmt -Check	09/08/2026	22480	Johnson Electronics, Inc.	-135.00
Bill Pmt -Check	09/08/2026	22481	Mario Iglesias	-720.00
Bill Pmt -Check	09/08/2026	22482	Mechanics Bank	-323.99
Bill Pmt -Check	09/08/2026	22483	Monterey Peninsula Sheet Metal & Heating	-1,540.00
Bill Pmt -Check	09/08/2026	22484	Monterey Sanitary Supply	-2,119.13
Bill Pmt -Check	09/08/2026	22485	Pajaro/Sunny Mesa C.S.D.	-4,041.22
Bill Pmt -Check	09/08/2026	22486	PG&E	-32,000.00
Bill Pmt -Check	09/08/2026	22487	Phil Beghtel	-479.50
Bill Pmt -Check	09/08/2026	22488	Primo Brands	-37.32
Bill Pmt -Check	09/08/2026	22489	Razzolink, Inc.	-136.85
Bill Pmt -Check	09/08/2026	22490	The Landscape Company	-360.00
Bill Pmt -Check	09/08/2026	22491	Tommy Razzeca	-350.00
Bill Pmt -Check	09/08/2026	22492	U.S. Bank	-4,414.78
Bill Pmt -Check	09/08/2026	22493	U.S. Bank - Office Equipment Finance Svc	-308.45
Bill Pmt -Check	09/08/2026	22494	Valero Marketing and Supply Company	-750.00
Bill Pmt -Check	09/08/2026	22495	VALIC	-3,014.25
Bill Pmt -Check	09/08/2026	22496	Vision Sevice Plan	-99.62
Bill Pmt -Check	09/08/2026	22497	WASH	-241.15
Bill Pmt -Check	09/08/2026	22498	Carmel Marina Corporation	-255.52
Bill Pmt -Check	09/08/2026	22499	Mechanics Bank	-340.45
Bill Pmt -Check	09/08/2026	22500	Carmel Marina Corporation	-2,187.09
Bill Pmt -Check	09/08/2026	22501	Carmel Marina Corporation	-7,458.40
Check	09/08/2026		NPC Merchant Pymt Proc	-4,718.71
Check	09/10/2026		Payroll Partners	-161.60
Check	09/11/2026		Payroll Partners	-49.52
Check	09/11/2026	50104	Dennis Dixon	-475.29
Check	09/11/2026	50105	Jack Pearson	-1,535.73
Check	09/11/2026	50106	Neal Norris	-1,204.35
Check	09/14/2026		MS	-419.20
Check	09/21/2026		MS	-17.08

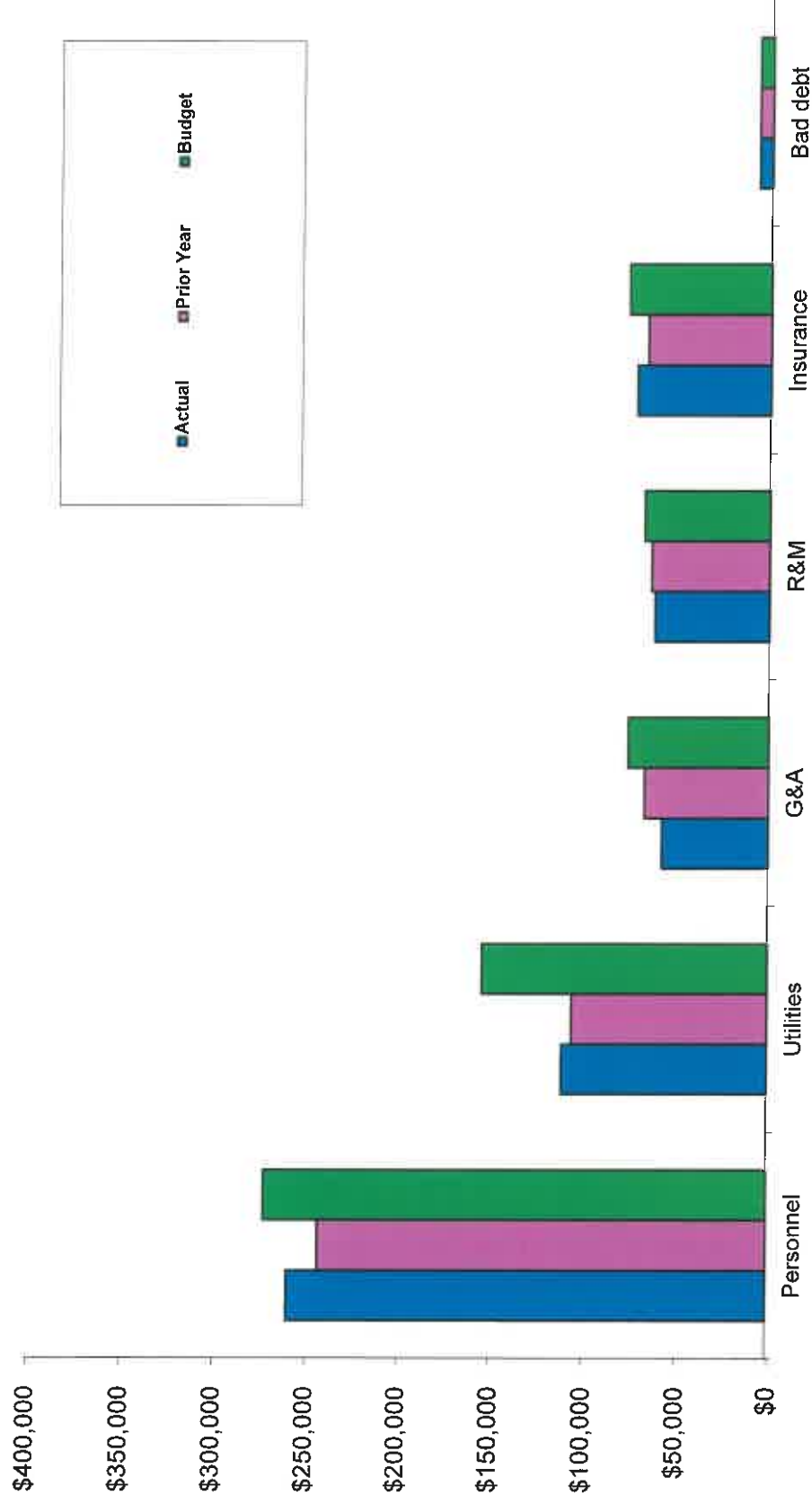
Moss Landing Harbor District

Warrant Listing

As of September 30, 2026

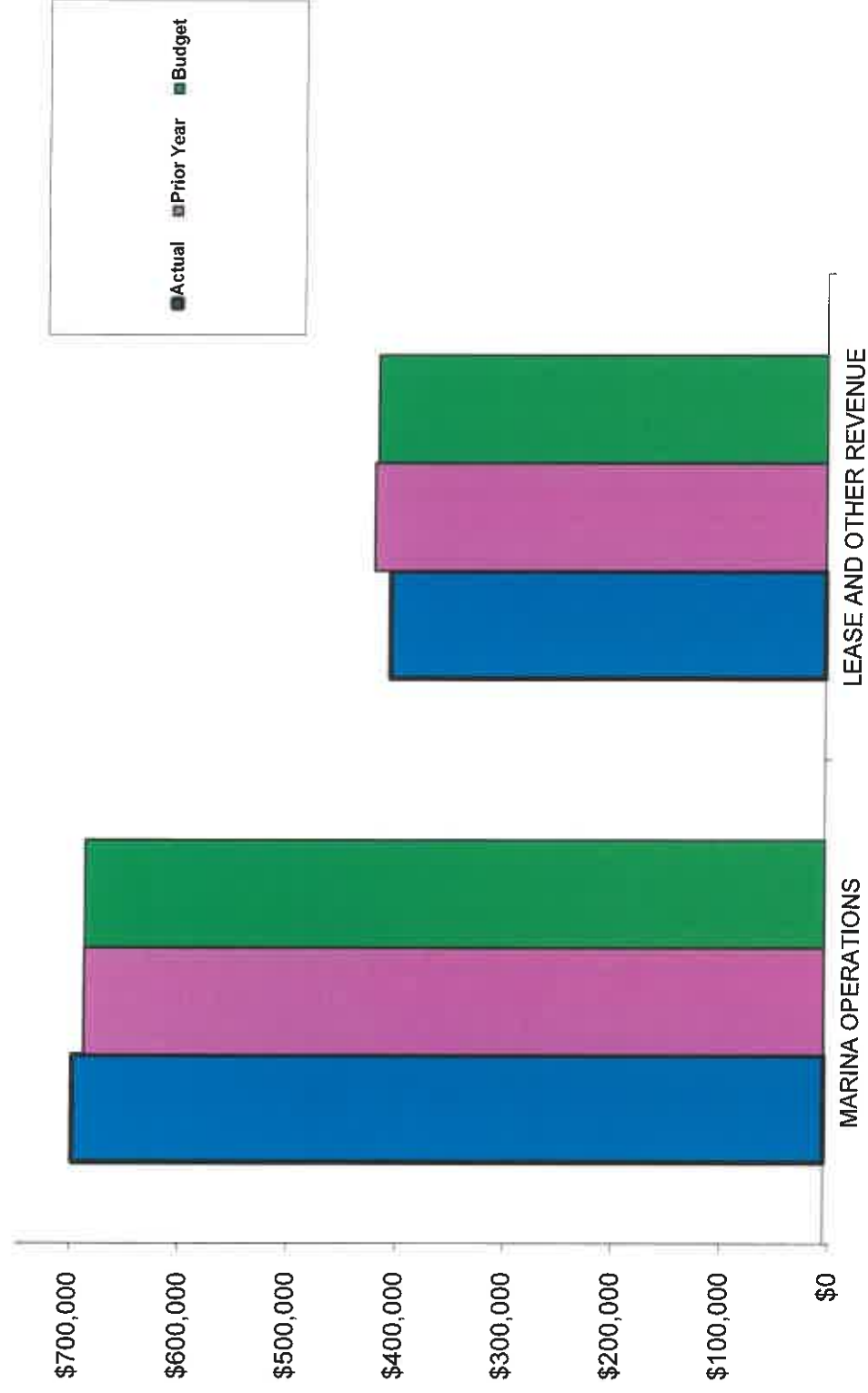
Type	Date	Num	Name	Amount
Bill Pmt -Check	09/23/2026	22502	AT&T	-106.61
Bill Pmt -Check	09/23/2026	22503	AT&T Mobility	-404.60
Bill Pmt -Check	09/23/2026	22504	Auto Care Towing	-1,557.00
Bill Pmt -Check	09/23/2026	22505	Corralitos Electric	-8,949.10
Bill Pmt -Check	09/23/2026	22506	Employ America	-1,104.40
Bill Pmt -Check	09/23/2026	22507	Eric Tynan	-720.00
Bill Pmt -Check	09/23/2026	22508	Eugene Jud	-1,825.87
Bill Pmt -Check	09/23/2026	22509	Home Depot	-476.18
Bill Pmt -Check	09/23/2026	22510	Jarvis Fay, LLP	-3,240.00
Bill Pmt -Check	09/23/2026	22511	MBS Business Systems	-134.48
Bill Pmt -Check	09/23/2026	22512	Precision Alarms & Automation	-160.00
Bill Pmt -Check	09/23/2026	22513	Primo Brands	-78.95
Bill Pmt -Check	09/23/2026	22514	Purchase Power	-58.68
Bill Pmt -Check	09/23/2026	22515	SDRMA	-11,054.00
Bill Pmt -Check	09/23/2026	22516	Verizon Wireless	-153.16
Bill Pmt -Check	09/23/2026	22517	Wendy L. Cumming, CPA	-3,341.25
Bill Pmt -Check	09/23/2026	22518	AT&T	-173.78
Bill Pmt -Check	09/23/2026	22519	AT&T	-2,136.55
Bill Pmt -Check	09/23/2026	22520	AT&T	-914.07
Check	09/24/2026		Payroll Partners	-158.74
Check	09/25/2026	50107	Jack Pearson	-1,535.71
Check	09/25/2026	50108	Neal Norris	-1,086.29
Total 1001 - WCCB Operating Account				-126,697.88
TOTAL				-126,697.88

Operating Expenses
Year to Date Actuals vs. Budget and Prior Year
For the Three Month Period Ended September 30, 2026

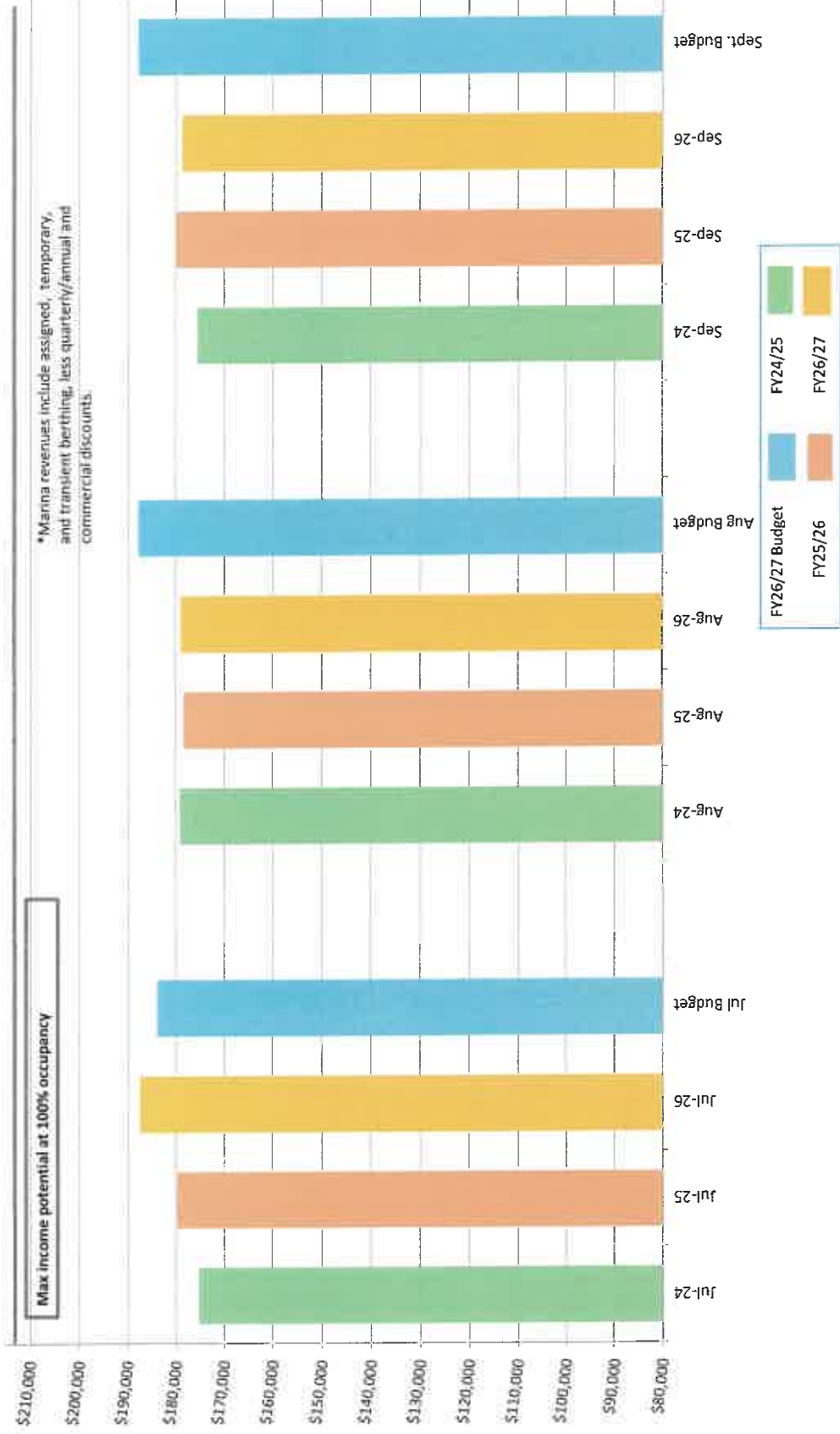


**** Expenses Exclude Dredging, Depreciation and Interest Expenses****

Marina, Lease and Other Revenue
Year to Date Actual vs. Budget and Prior Year
For the Three Month Period September 30, 2026



Moss Landing Harbor District Marina Revenue* (Berthing) - 3 Year Comparison





BOARD OF HARBOR COMMISSIONERS

Russell Jeffries
Vincent Ferrante
James Goulart
Liz Soto
Albert Lomeli

7881 SANDHOLDT ROAD
MOSS LANDING, CA 95039

TELEPHONE – 831.633.5417
FACSIMILE – 831.633.4537



**GENERAL MANAGER
HARBOR MASTER**

Tommy Razzeca

STAFF REPORT

**ITEM NUMBER 03 – PROJECT STATUS
BOARD MEETING OCTOBER 28, 2026**

1. North Harbor Building: This project has been completed in its entirety, and the General Manager has had professional pictures and a virtual tour of the property completed which is available for view on the Districts website. Staff focus is now on the search for a tenant/s to lease the building.

2. North Harbor Inn Project: This project remains on hold while the District explores options with the property.

3. Harbor Infrastructure Improvement Project: This project is currently on hold due to budget constraints associated with the high cost of maintenance dredging in the Harbor. Staff anticipates that we will be completing aspects of the improvement project (shoreline repairs and pile driving) in the coming year/s once funding becomes available.

5. Harbor Maintenance Dredging and FEMA Project: The Maintenance Dredging project has been completed in its entirety. The General Manager and our project consultant have submitted our FEMA reimbursement application related to costs associated with the increased sediments deposited in the Harbor directly resulting from the Tonga Tsunami event that took place in January 2022. As the FEMA process continues, staff will provide monthly updates at each Meeting of the Board regarding the District FEMA claim status until the process is complete.

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BOARD OF COMMISSIONERS
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GENERAL MANAGER
HARBORMASTER
Tommy Razzeca

STAFF REPORT

ITEM NUMBER 04 – SUMMARY OF PERMITS ISSUED BOARD MEETING OF OCTOBER 28, 2026

Permittee	Issue Date	Status	Permit Type	Exp. Date
Elkhorn Slough Research Foundation	01/01/2026	Current	Facilities Use	01/01/2027
Blue Knuckles Sport Fishing	2/10/2026	Current	Facilities Use	2/10/2027
Enocean Tours	2/10/2026	Current	Facilities Use	2/20/2027
Blue Ocean Whale Watch	2/18/2026	Current	Facilities Use	2/18/2027
SRI International	2/18/2026	Current	Facilities Use	2/18/2027
Whisper Charters	2/28/2026	Current	Facilities Use	2/10/2027
Fast Raft	3/28/2026	Current	Facilities Use	3/28/2027
Papason Fishing Charter	4/3/2026	Current	Facilities Use	4/3/2027
Monterey Eco Tours	4/16/2026	Current	Facilities Use	4/16/2027
Oceanic Expeditions	4/21/2026	Current	Facilities Use	4/21/2027
Venture Quest Kayaking	6/12/2026	Current	Facilities Use	6/12/2027
Reel Nasty Sport Fishing	6/12/2026	Current	Facilities Use	6/12/2027
Last Meal Sport Fishing	6/12/2026	Current	Facilities Use	6/12/2027
Kayak Connection	6/30/2026	Current	Facilities Use	6/30/2027
Sanctuary Cruises	6/30/2026	Current	Facilities Use	6/30/2027
Sea Goddess Whale Watching Tours	6/30/2026	Current	Facilities Use	6/30/2027
MBARI Test Moorings	6/30/2026	Current	Facilities Use	6/30/2027
Elkhorn Slough Safari Tours	10/19/2026	Current	Facilities Use	10/19/2027
Blue Water Ventures	10/31/2026	Current	Facilities Use	10/31/2027
Wild Fish – Vicki Crow	11/30/2025	Current	Peddlers	11/30/2026



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STAFF REPORT

ITEM NUMBER 05 – MEETING ANNOUNCEMENTS
BOARD MEETING OCTOBER 28, 2026

Moss Landing Chamber of Commerce Meetings – Meetings scheduled to take place on the 2nd Thursday of each month in Moss Landing Harbor District Board Room, 4 p.m.

Monterey Bay Sanctuary Advisory Council Meetings – 2026 - <https://montereybay.noaa.gov>

January 8, 2027 hybrid meeting - Monterey Bay Aquarium Research Institute

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**GENERAL MANAGER
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STAFF REPORT

ITEM NUMBER 06 - LIVEABOARD REPORT BOARD MEETING OCTOBER 28, 2026

Pursuant to Ordinance Code §6.110 D) 1), attached is the report containing the names of all permitted live aboard vessels and all persons living aboard. The permits for these live boards have automatically renewed through the last day of this month. As of this writing, there are no (0) revocation actions pending.

<u>Name</u>	<u>Vessel</u>
1. Hartman, Guenter	Taku, CF 7913 KL
2. Jones, L	Intrepid CF 0292 VE
3. Matsunaga, F	Mon Rochelle CF 8424 FB
4. Burns, P.	Tralfamadore, CF 9430 GL
5. Byrnes, K.	Grand Slam, CF 4540 FE
6. Doyle, M	Billikon, CF 3946 TM
7. Danh, S	Isle Of View ON 997142
8. Michael, McVay	Gaviota, CF 4863 FP
9. Hughes, S	Sojourn, on 1067078
10. Campbell, P	Teachers Pet CF 4703 JH
11. Chambers, B.	Pyxis, ON 984193
12. Flatguard, J	Black Jack, CF 2133 JA
13. Dupont, R	One Love ON 920174
14. Degnan, P.	No Name, CF 8344 GT
15. Gressley, A	La Muchacha CF 7833 SC
16. Elwell, G.	Pearl, ON 557575
17. Faneuf, C.	Ghost Ryder ON 1048498
18. Buford, C	No Name, CF 9215 EF
19. Potter, D.	Danu CF 4085 GC
20. Listle, A	Tekin ON 616325
21. Glovin, D	Aint to Shabby CF 7434 SL
22. Laoretti, P/ Laoretti, M	Shaka, ON 699611
23. Johnston, Bill	Heart Of Gold, CF 7590 EP
24. Groom D	Phoenix, CF 5084 GJ

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25. Jones, H.
26. Redding, B.
27. Kennedy C.
28. Ayres, Lloyd
29. Nealand, I
30. Sconce, P
31. Lynch, C
32. Burnett, Gary
33. Maris, T.
34. Robinson, D/ Robinson, L
35. Kristen, Shayna
36. Niswonger, R/Athena Taylor
37. Cain, C
38. Otis, T.
39. Tabiayo, R
40. Schlegelmilch, William
41. Bartley, H
42. Raaphorst, D.
43. Reins, D.
44. Rotger, M.
45. Dyer, B
46. Piro, Daniel
47. Barry, C
48. Conrad, J./Conrad, S
49. Thomas, S/Puri, N
50. Salisbury, J.
51. Thomas, B.
52. Tufts, M.
53. Mc Dermont, J
54. Wolinski, Peter
55. Hudkins, Leah / Steven Hudkins
56. Samuelson, T.
57. Vinsky, J
58. Riberal, Y/ Eric Duekerson
59. Schwontes, N/ Mosolov, A
60. Chaperon, C/ J Wood
61. Pastic, M

Laetare, CF 5495 YB
 Knot to Worry CF 6383 GV
 Aztlan, ON 281903
 Gaviota, CF 4656 GG
 Landnsea CF327 VE
 Sea Gypsy OR 844 GP
 Tolly Craft CF 9521 HT
 Zinful CF5419 JG
 Nimble, CF 3730 KB
 Damn Baby CF 9442 EX
 Y Knot CF 1922 UZ
 Illusion, CF 0836 TA
 Sails Call, CF 7291 TG
 Blue Moon, CF 1886 GT
 Rachel T, ON 291509
 Bull Dog ON 1219673
 Skylarke, CF 8589 TB
 Spirit, ON 664971
 Second Paradise, ON 912484
 Raven, ON 241650
 Star of Light ON 1056334
 Gulf Star CF 6082 GL
 Jersey Devil CF 7645 SC
 Finnaly Us ON 931706
 Pelagic Pelican CF 5417 HC
 Oceanid, CF 4210 GA
 Coho, CF 9974 KK
 Enchantress, CF 0878 SX
 Ferdelance CF 7837 JF
 Muffin, ON 1148169
 Wild Goose ON589319
 Moonstone CF 5122 GX
 Rosie CF 2797 GC
 Boss Lady, ON 556296
 Luna Sea, ON 1138367
 Kali Kat CF 7790 SH
 Sea Ray CF 1937 GS

Total Number Vessels: 61
 Total Number Persons: 70
 Pending Applications -0-



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GENERAL MANAGER/HARBOR MASTER
Tom Razzeca

STAFF REPORT

ITEM NUMBER 7 - SLIP INCOME REPORT BOARD MEETING OF OCTOBER 28, 2026

Slip Rates 2026/2027 per linear foot:

Assigned: \$10.20/ft./month
Temporary: \$15.62/ft./month
Transient: \$1.30/ft./day

INCOME

<u>September 2026</u>	<u>September 2025</u>	<u>September 2026 Budget</u>
\$178,713	\$180,159	\$187,834

For the month, slip income is in below budget by \$9k. The primary difference for the below budget is lower than budgeted assigned and temporary berthing revenues. Slip income is in line with the prior year.



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Tommy Razzeca

STAFF REPORT

ITEM NUMBER 08 – INCIDENT REPORT BOARD MEETING OCTOBER 28, 2026

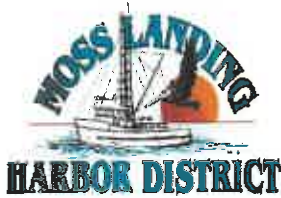
September 27, 2026 A customer from a whale watching boat came into the office and reported a physical assault having taken place in the South Harbor parking lot. The MCSO was contacted and deputies responded to the Harbor. Staff reviewed security camera footage but were unsuccessful in finding footage of the reported incident.

September 28, 2026 Staff received a report of a possible fire on a vessel. Staff investigated but were unable to find any fire in the reported area.

October 6, 2026 Tenant came into office to report that fuel had been stolen from his vehicle. Staff reviewed security footage from the time the fuel was reported been taken, but no footage of a theft was found.

October 21, 2026 Night staff received a call from United States Coast Guard sector San Francisco investigating a report of a possible vessel on fire. Staff proceeded to the location as North County Fire arrived on scene. Upon further investigation, there was no vessel fire, but a low voltage sea lion deterrent strip had faulted causing minor charring on the dock. All deterrent strips on the dock were deenergized, and maintenance request was completed for maintenance to complete an inspection before the systems could be turned back on.

No further incidents as of October 22, 2026.



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**GENERAL MANAGER
HARBOR MASTER**

Tommy Razzeca

STAFF REPORT

**ITEM NUMBER 19 – CONSIDER REQUESTED WAIVER OF FEES BY HARBOR
LIVEABOARD TENANT BRUCE THOMAS
BOARD MEETING OCTOBER 28, 2026**

The General Manager has received a request from liveaboard tenant Bruce Thomas for a temporary waiver of berthing and liveaboard fees. Mr. Thomas indicates that because of recent fires at the Vistra facility in September of 2026, he does not feel safe in his berthing slip in the harbor. He asserts that the most recent fire sent smoke and possibly other substances directly into the harbor leaving a residue on boat surfaces and that as a result, his health is being compromised. Mr. Thomas' requested remedy is to be allowed to leave the harbor until he feels that he can safely return, that the District waive his slip and Live Aboard permit fees during this time, and that he be allowed to maintain his current assigned berthing slip and liveaboard rights during this period of vacancy. Mr. Thomas indicates that he cannot afford to pay berthing and Live Aboard permit fees at two different locations under the circumstances described.

Table 20.100 of the District Fee Schedule provides in subsection A) that the Board of Commissioners may grant exceptions to assigned berth fees when the Board "determines that conditions may warrant the suspension of the assigned berth charge."

While Staff is sympathetic with Mr. Thomas' situation, there are several problems with the terms of the proposed fee waiver request:

1. The District has no reliable data by which to conclude that occupancy of slips within the harbor represents a health risk. The U.S. Environmental Protection Agency, which continues to monitor various locations in the District, reported no immediate unhealthy contaminant levels from the September fire. Similarly, the California Office of Environmental Health Hazard Assessment (OEHHA) concluded that air sampling did not suggest concerns about long-term or widespread community exposure to harmful chemicals. The same conclusion was made with respect to soil samples taken at six different locations, including locations within Moss Landing Harbor. Vistra has confirmed that since the September fire it has initiated air monitoring on a 24 hours/7 days per day basis and that additional soil testing is being performed. In light of these determinations, waiver of fees could be perceived as a gift of public funds.
2. The District has waiting lists for berthing spaces and liveaboard permits, which require a fee get on the waiting list and an annual fee to maintain name and position on the list. The proposed waiver plan, which would leave slips assigned but unoccupied and

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liveaboard opportunities unassigned, is at odds with the implementation of the rights of berthing/liveaboard applicants. If a waiver of fees were approved, it would be contrary to the operation of the waiting list system.

3. The proposed waiver, whose term would be set at the discretion of the slip-holder, has the potential to have a substantial adverse impact on the District's finances. If a significant number of slip-holders pursued the same waiver, the District would be compelled to forego monthly rental revenue that is a vital part of the District's annual budget.

As a potential alternative solution, the office of Supervisor Glenn Church contacted Vistra regarding the possibility of them providing rental subsidies but was unfortunately informed by a Vistra representative that no such funding is available at this time.

Staff is requesting that the Board of Harbor Commissioners consider the matters set forth in this report and render a decision on Mr. Thomas' waiver of fees request.



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**GENERAL MANAGER
HARBOR MASTER**

Tommy Razzeca

STAFF REPORT

**ITEM NUMBER 20 – CONSIDER APPROVAL OF NONBINDING LETTER OF INTENT
WITH THE MOSS LANDING COASTAL CENTER
BOARD MEETING OCTOBER 28, 2026**

The District recently completed final construction of our new, unoccupied North Harbor Building located at 2460 Highway 1 in the Moss Landing North Harbor. The Moss Landing Coastal Center (MLCC) proposes to use the building as a public marine science and education center featuring immersive exhibits, educational programming, community gatherings, and related retail activities. The attached LOI would document the parties' present interest in pursuing a potential lease and allow MLCC to demonstrate that interest to prospective donors, grant makers, and project partners.

MLCC has interest in securing an initial ten-year lease with two additional five-year renewal options exercisable by MLCC, for a potential total tenancy of twenty years. The term, options, renewal conditions, and rental adjustments will remain subject to negotiation and District approval. Rent, deposits, commencement date, improvements, maintenance, utilities, insurance, signage, parking, and other operating requirements would be addressed in a definitive lease.

Before lease negotiations proceed, MLCC would provide financial information satisfactory to the District demonstrating its ability to meet proposed rental obligations. Documentation may include bank statements or promissory notes acceptable to the District. Any final lease would also depend on sufficient funding and required approvals for the proposed use and improvements.

The attached Letter of Intent (LOI) is entirely nonbinding and does not grant occupancy, site control, exclusive negotiating rights, or a reservation of the building. Approval of the LOI would not establish rent, commit District funding, or create a reimbursement obligation. Potential lease revenue, District costs, and responsibility for improvements and ongoing operations would be evaluated during negotiations and presented with any proposed lease. Neither party must enter into or continue negotiations, provide funding, or reimburse the other's costs, and either may discontinue discussions at any time. Any lease would require separate Board consideration and execution by authorized representatives. The LOI acknowledges the District's public review processes and its obligations under the Brown Act and California Public Records Act.

Staff recommends that the Board consider approving the attached nonbinding LOI with MLCC, authorizing the General Manager to execute the document on behalf of the Moss Landing Harbor District.

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Tommy Razzeca

From: Elaine Sherer <info@mosslandingcoastalcenter.org>
Sent: Wednesday, September 30, 2026 12:56 PM
To: Tommy Razzeca
Cc: Jeff Pritchard
Subject: MLCC — Request for Letter of Intent for North Harbor Building

Dear Tommy and Members of the Real Property Committee,

Thank you for your continued consideration of Moss Landing Coastal Center's proposed use of the North Harbor Building at 2460 Highway 1. With our IRS determination confirming MLCC's 501(c)(3) status now received, I would like to establish the next steps toward securing the space.

I understand that the Harbor District needs financial evidence demonstrating our ability to meet the rental obligations before proceeding with lease negotiations. At the same time, prospective funders need written clarity about the availability of the building and the path toward a lease before considering commitments.

Would the District consider issuing a Letter of Intent expressing its willingness to work toward a lease with Moss Landing Coastal Center, subject to satisfactory financial evidence, agreement on lease terms, and the required District approvals?

It would be particularly helpful for the letter, or accompanying information, to identify:

- The proposed space and anticipated lease terms, including rent and duration.
- The financial evidence the District would need, including whether conditional funding commitments or promissory notes would be acceptable.
- The remaining approval steps and an anticipated timeframe.

This would give us a clearer basis for fundraising and help us assemble the financial documentation the District has requested.

Please let me know whether this request should be considered by the Real Property Committee or brought to the full Harbor Board, and whether you need anything further from MLCC to move it forward.

Thank you for helping us establish a practical path toward bringing this public-serving project to Moss Landing. Please share this request with the Real Property Committee members.

Warm regards,

Elaine

Elaine Sherer
Founder
Moss Landing Coastal Center

Non-binding Letter of Intent

Proposed lease of the North Harbor Building

This non-binding Letter of Intent ("LOI") expresses the mutual interest of the Moss Landing Harbor District ("District") and the Moss Landing Coastal Center, Inc. (MLCC), to pursue a lease for the District's North Harbor Building ("NHB") at 2460 Highway 1, Moss Landing, California, subject to satisfactory financial documentation, mutually acceptable lease terms, and all required District approvals.

MLCC proposes to establish a public marine science and education center featuring immersive exhibits, educational programming, community gatherings, and related retail activities at the NHB. The specific premises, permitted uses, improvements, and operating requirements would be defined in a final lease.

MLCC is requesting an initial ten-year lease term, with two additional five-year renewal options exercised by MLCC, providing a potential total tenancy of twenty years. The term and renewal options are subject to negotiation and District approval, with renewal conditions and rental adjustments established in a definitive lease. Rent, deposits, commencement date, improvements and maintenance, utilities, insurance, signage, parking, and all other lease provisions remain to be determined.

Before proceeding with lease negotiations, the District would review financial information satisfactory to it demonstrating MLCC's ability to meet proposed rental obligations. Documentation may include bank statements or promissory notes, as acceptable to the District. Any final lease would also depend on MLCC securing sufficient funding for its obligations and obtaining required approvals for its proposed use and improvements.

Once issued by an authorized District representative, MLCC may share this letter with prospective donors, grantmakers, and project partners as evidence of the District's present intent to pursue the proposed tenancy. This letter does not establish site control, reserve the building, grant exclusive negotiating rights, or guarantee that a lease will be approved.

This letter is entirely nonbinding. Each party acknowledges that this LOI is intended to simply memorialize the mutual interest and good-faith between the parties, but this LOI does not in and of itself create any legally binding obligations. Neither party is obligated to enter into a lease, negotiate or continue negotiations, provide funding, or reimburse any costs incurred by the other party. Either party may discontinue discussions and terminate the intent stated herein at any time. The parties further acknowledge that no tenancy, right of occupancy, or other enforceable obligation would arise unless a definitive written lease is approved through the required processes and executed by authorized representatives of both parties.

MLCC acknowledges that many of the actions required of the District to fulfill the matters described herein are subject to public review and comment, and approval by the Moss Landing Harbor District Board of Harbor Commissioners. MLCC further acknowledges that the District is subject to the Ralph M. Brown Act and the California Public Records Act and that the District is, at all times, bound by the provisions of said acts. This LOI shall not be held to legally bind any members of the Board of Commissioners to vote in any particular way on any subsequent lease proposal.

The above is accepted and confirmed by:

MOSS LANDING HARBOR DISTRICT

By _____
Authorized representative

Title: _____

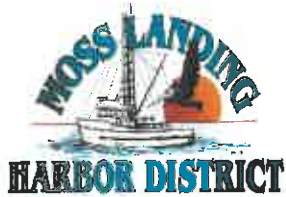
Date: _____

MOSS LANDING COASTAL CENTER, INC.

By _____
Authorized representative

Title: _____

Date: _____



BOARD OF COMMISSIONERS
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GENERAL MANAGER/HARBOR MASTER
Tommy Razzeca

STAFF REPORT

**ITEM NUMBER 21 – CONSIDER RESOLUTION 26-05 CANCELING NOVEMBER
AND DECEMBER BOARD MEETINGS AND FIXING A DATE FOR COMBINED
MEETING IN EARLY DECEMBER
BOARD MEETING OF OCTOBER 28, 2026**

Regularly scheduled Board meetings are on the 4th Wednesday of each month. The 4th Wednesday in November falls the day before Thanksgiving Day. The 4th Wednesday in December would fall on the day before Christmas Eve Day when several staff members, Commissioners and consultants are unavailable.

Historically the Board has canceled the regular meetings and fixed one day in early December to accomplish the November and December business of the District.

Staff propose that the Board adopt Resolution No. 26-05 fixing a date of December 9, 2026, as a Special Meeting to accommodate the November and December regular meeting business.

RESOLUTION NO. 26-05

**A RESOLUTION OF THE BOARD OF HARBOR COMMISSIONERS OF THE MOSS
LANDING HARBOR DISTRICT
CANCELING THE NOVEMBER AND DECEMBER 2026 MEETINGS
AND FIXING A SUBSTITUTE DATE THEREFOR**

WHEREAS, the Moss Landing Harbor District Board of Commissioners does not anticipate the need for the regular November 25, 2026 meeting which falls on the day before the Thanksgiving holiday, and

WHEREAS, the next regularly scheduled meeting of the Board would be December 23, 2026, and

WHEREAS, the public would not be served by holding the regular November meeting just before the Thanksgiving Holiday or holding the regular December meeting 2 days before Christmas Day, and

WHEREAS, historically the Commissioners, District Counsel and General Manager have all agreed to a rescheduled meeting sometime early in December.

NOW THEREFORE, BE IT RESOLVED that the Board of Harbor Commissioners of the Moss Landing Harbor District hereby cancels the regularly scheduled meetings of November 25th and December 23rd, 2026 respectively and fixes the date of December 9, 2026 as the substitute meeting date for both such canceled meetings

* * * * *

CERTIFICATION

Resolution 26-05 was duly adopted by the Board of Harbor Commissioners of the Moss Landing Harbor District at a Regular meeting of the Board held on the 28th day of October, 2026, a quorum present and acting throughout, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Russ Jeffries, President
Board of Harbor Commissioners

ATTEST:

Tommy Razzeca, Deputy Secretary
Board of Harbor Commissioner